



# DESIGN REVIEW BOARD MEETING AGENDA

Thursday, July 9, 2015

Brian Andersen, Chairman  
Ben Palmer, Vice Chairman

Wahid Alam  
Bob Deardorff  
Brian Johns

Darrell Truitt  
Jason Watson  
Greg Froehlich, Alternate

Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, AZ 85296

Study Session: 4:00-5:00 p.m.  
Regular Hearing: 5:30 p.m.

TIME	AGENDA ITEM	BOARD ACTION
4:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. <b>DR15-22 - Pecos and Market Pad 2</b> - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 5,280 square foot building for a retail and restaurant use, located on approximately 1.2 acres, northeast of the northeast corner of Pecos Road and Market Street, in the Regional Commercial (RC) zoning district with a PAD overlay. Nichole McCarty (480) 503-6747	
	2. <b>DR15-27 - Deseret Industries Retail Store</b> - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 55,300 square foot retail store, located on approximately 10.4 acres, just east of the southeast corner of Williams Field Road and Val Vista Drive, in the Regional Commercial (RC) zoning district. Nichole McCarty (480) 503-6747	
	3. <b>DR15-31 - Specialty Grocer Williams Field</b> - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 15,100 square foot retail grocery store, located on approximately 2.18 acres, on the southeast corner of Williams Field Road and Val Vista Drive, in the Regional Commercial (RC) zoning district. Nichole McCarty (480) 503-6747	
	4. <b>DR15-32 - Specialty Grocer Baseline</b> - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 15,100 sq. ft. retail grocery store, with an additional 5,000 sq. ft. of attached retail space, located on approximately 2 acres, on the south side of Baseline Road, just east of Gilbert Road, between Sunview Parkway and Burk Street, in the General Commercial (GC) zoning district. Nichole McCarty (480) 503-6747.	

	AGENDA ITEM	BOARD ACTION
	<p><b>5. DR15-23 - Copper Springs Retirement Community</b> - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.6 acres located south of the southeast corner of Higley Road and Baseline Road, zoned Regional Commercial (RC). Jordan Feld (480) 503-6748</p>	
	<p><b>6. DR15-30 - Accelerated Gilbert Power</b> - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.4 acres located at the northwest corner of Power Road and Nunneley Road, zoned Regional Commercial (RC). Jordan Feld 480-503-6748</p>	
	<p><b>7.</b> Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.</p>	
	<b>ADJOURN STUDY SESSION</b>	
<b>5:30 P.M.</b>	<b>CALL TO ORDER REGULAR MEETING</b>	
	<b>ROLL CALL</b>	
	<b>8. APPROVAL OF AGENDA</b>	
	<p><b>9. COMMUNICATIONS FROM CITIZENS</b></p> <p>At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>	
	<b>PUBLIC HEARING (CONSENT)</b>	
	<p><b>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Board or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</b></p>	
	<p><b>10. DR15-06 - Shops at San Tan Village</b> - Site plan, landscape, grading and drainage, elevations, floors plans, lighting, colors and materials for 2.58 acres located at the northwest corner of Santan Village Parkway and Market Street zoned Regional Commercial (RC) with a Planned Area Development overlay district. Amy Temes (480) 503-6729</p>	<b>Hearing; possible action by MOTION</b>
	<p><b>11. DR15-17 - Higley Plaza</b> - Modification of approved site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of 56,060 square feet of retail space, located on approximately 10 acres, on the southwest corner of Pecos and Higley Roads, in the Shopping Center (SC) zoning district with a PAD overlay. Nichole McCarty (480) 503-6747</p>	<b>Hearing; possible action by MOTION</b>

	AGENDA ITEM	BOARD ACTION
	<b>12. DR15-20 - The Heritage of Gilbert</b> - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.14 acres located at the southeast corner of Willis Road and Quartz Street, zoned Regional Commercial (RC). Jordan Feld (480) 503-6748	<b>Hearing; possible action by MOTION</b>
	<b>13. S14-08 - Puri Farms</b> - Preliminary Plat and Open Space Plan, for 63 home lots (Lots 1-63) on approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-6850	<b>Hearing; possible action by MOTION</b>
	<b>14. ST15-06 - Warner Groves Parcel A</b> - Five (5) standard plans 6536, 6538, 6541, 6550 and 6558 by Ashton Wood on Lots 1-66, generally located south of the corners of E. Silo Drive and S. Constellation Way and zoned Single Family-10 (SF-10) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>
	<b>15. ST15-07 - Warner Groves, Parcel C</b> - Five (5) standard plans (4525, 4527, 4536, 4539, 4544) by Ashton Wood on Lots 133-230, generally located north of the corners of E. Pinto Drive and S. Constellation Way and zoned Single Family-7 (SF-7) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>
	<b>PUBLIC HEARING (NON CONSENT)</b>	
	<b>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Board.</b>	
	<b>16. DR15-11 - Public Storage at Val Vista and Germann</b> - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials on 6.02 acres located at the southwest corner of Val Vista Drive and Germann Road zoned General Commercial with a Planned Area Development overlay. Amy Temes (480) 503-6729	<b>Hearing; possible action by MOTION</b>
	<b>17. DR15-25 - Living Spaces</b> - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.53 acres, generally located at the northwest corner of South Santan Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>

	<b>AGENDA ITEM</b>	<b>BOARD ACTION</b>
	<b>ADMINISTRATIVE ITEM</b>	
	<b>18. Minutes</b> - Consider approval of the minutes; Study Session & Regular Meeting of June 11, 2015	<b>Discussion; possible action by MOTION</b>
	<b>COMMUNICATIONS</b>	
	<b>19.</b> Report from Chairman and members of the Board on current events.	
	<b>20.</b> Report from Council Liaison.	
	<b>21.</b> Report from Planning Manager on current events.	
	<b>ADJOURN</b>	<b>Motion to ADJOURN</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Gilbert Design Review Board is a Regular Meeting, Thursday, August 13, 2015, 5:30 p.m.  
 Gilbert Municipal Center, 50 E. Civic Center Drive, Gilbert, AZ